

STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY

WELLS FARGO BANK, N.A.,

CASE NO.: 11-CV-4303

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

ROBERT B. BROWN, and
SANDRA L. BROWN, et. al

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 4/24/2012, in the amount of \$141,248.64, I will sell at public auction at the Lobby of the Sheriff's Department Justice Center, 515 West Moreland Boulevard City of Waukesha, County of Waukesha, State of Wisconsin on 10/29/2012, at 9:00 AM all of the following described mortgaged premises, to wit:

All that certain pierce or parcel of land in the Southwest One-quarter (1/4) of Section Five (5), in Township Seven (7) North, Range Eighteen (18) East, in the Village of Nashotah, County of Waukesha, State of Wisconsin, and described as follows: Commencing at a point on the West Section line 628.71 feet South from the 1/4 post; running thence East on the said line of Hockmuth's land, 188 feet more or less to the Southeast corner of said Hockmuth's land running; thence South and parallel with the West Section line 56.29 feet to the North line of the property owned by Ole H. Olson as described in a certain deed recorded in the Office of the Register of Deeds of Waukesha County in Volume 172 of Deeds at Page 55, running thence West along said Olson's North line and on a line parallel with said first described line to a point on the Section line in said highway 56.29 feet South of the place of beginning; thence North on said Section line to the place of beginning.

The above property is located at: W329 N4320 Lakeland Drive, Nashotah, WI 53058

Tax Key No.: NSHV 0739 996

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 2nd day of October, 2012, at Waukesha, Wisconsin.

Daniel J. Trawicki

/s/Daniel J Trawicki

Daniel J Trawicki

SHERIFF OF WAUKESHA COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
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Milwaukee, WI 53212
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Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are not attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.

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WAUKESHA SHERIFF
PROCESS DIVISION